

### **Quitclaim Assignment of Mortgage**

WHEREAS, American Home Mortgage Corporation d/b/a American Brokers Conduit, a New York corporation, is the lender on a certain mortgage executed by David M. Yeaton, and bearing the date of May 31, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7158, Page 174 (the "**Mortgage**");

WHEREAS, pursuant to a Corrected Order Granting Default Judgment & Appointing Receiver for American Home Mortgage Corporation d/b/a American Brokers Conduit entered on May 6, 2024 by the Supreme Court of the State of New York under Index No. 604259/2023 (the "**Order**"), Frank M. Maffei, Jr., Esq. was appointed Receiver for Lender, a true copy of which Order is attached hereto as Exhibit A;

WHEREAS, Lender may have certain rights that are described in the Mortgage;

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("**MERS**") was designated the mortgagee in the Mortgage as the nominee of Lender and its successors and assigns, and MERS was the mortgagee of record;

WHEREAS, this Quitclaim Assignment of Mortgage is not intended to and does not modify or assign any of the rights, title or interests that MERS had in the Mortgage; and

ACCORDINGLY, Lender hereby assigns and quit claims all of its rights, title and interest (whatever they may be, if any), in the Mortgage to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust.

PROPERTY ADDRESS:  
370 Elm Street, Mechanic Falls, Maine 04256


*[Signature page follows]*



**SIGNATURE PAGE  
TO  
QUITCLAIM ASSIGNMENT OF MORTGAGE**

AMERICAN HOME MORTGAGE  
CORPORATION d/b/a AMERICAN  
BROKERS CONDUIT

Dated: 8/26, 2024

  
Frank M. Maffei, Jr., Esq., solely as Receiver  
for American Home Mortgage Corporation  
d/b/a American Brokers Conduit, and not in  
an Individual or other capacity, by order of the  
Supreme Court of the State of New York  
under Index No. 604259/2023

STATE OF NEW YORK  
COUNTY OF Suffolk

Personally appeared before me this 26 day of August, 2024 the above-named Frank M. Maffei, Jr., Esq., solely in his capacity as Court appointed Receiver of American Home Mortgage Corporation d/b/a American Brokers Conduit and acknowledged the foregoing to be their free act and deed in said capacity and the free act and deed of American Home Mortgage Corporation d/b/a American Brokers Conduit.

Type/Print Name: Lori Vogt  
Notary Public  
My Commission Expires:

PROPERTY ADDRESS:  
370 Elm Street, Mechanic Falls, Maine 04256

LORI VOGT  
Notary Public, State of New York  
No. 01VO502228  
Qualified in Suffolk County  
Commission Expires January 3, 2026